
ADDRESS OF PROPERTY: 2128 Park Road, *Dilworth Local Historic District* *HDC 2013-056*

SUMMARY OF REQUEST: Demolition/New Construction of *Garage*
Addition of artificial turf in rear yard

OWNER: *Thomas C Duzan and Tammy K Duzan*

APPLICANT: *Thomas Duzan*

Details of Proposed Request

An existing garage will be demolished and replaced with a two story garage. Materials and details reflect back to the house. Artificial turf will be the “grass” in the back yard.

Relevant HDC Design Guidelines

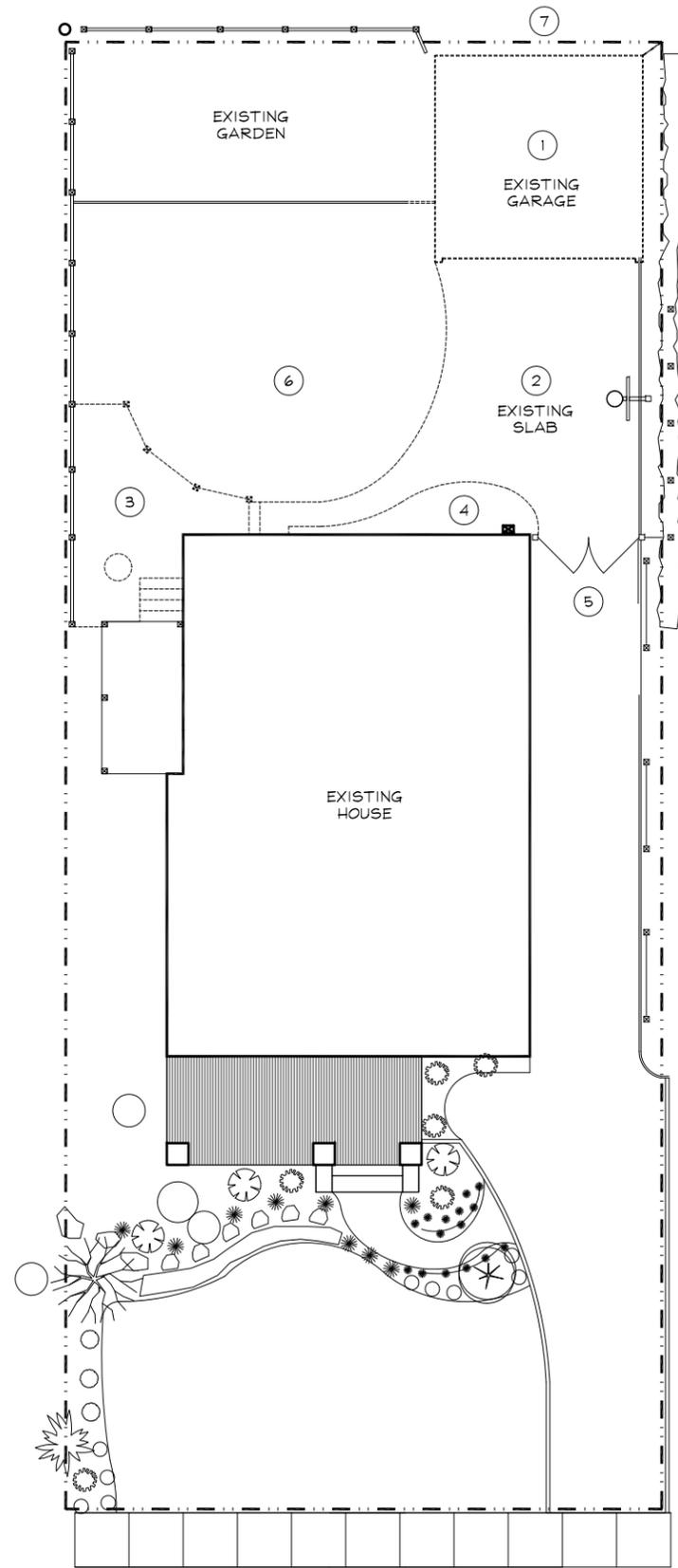
- Demolition of accessory structure
- Accessory Structures – Garages
- Materials

Staff Analysis

GARAGES

1. New garages cannot be located in front or side yards.
2. New garages must be constructed using materials and finishes that are in keeping with the main building they serve, and that are appropriate to the district.
3. Designs for new garages must be inspired by the main building they serve. Building details should be derived from the main structure.
4. Garages must be of a proper scale for the property, and must have an appropriate site relation to the main structure on a lot and to structures on surrounding properties.
5. Garage doors that are substantially visible from any street must be of a style and materials that are appropriate to the building and the district. Stamped metal and vinyl doors are considered to be inappropriate, and are discouraged.





SITE DEMO NOTES:

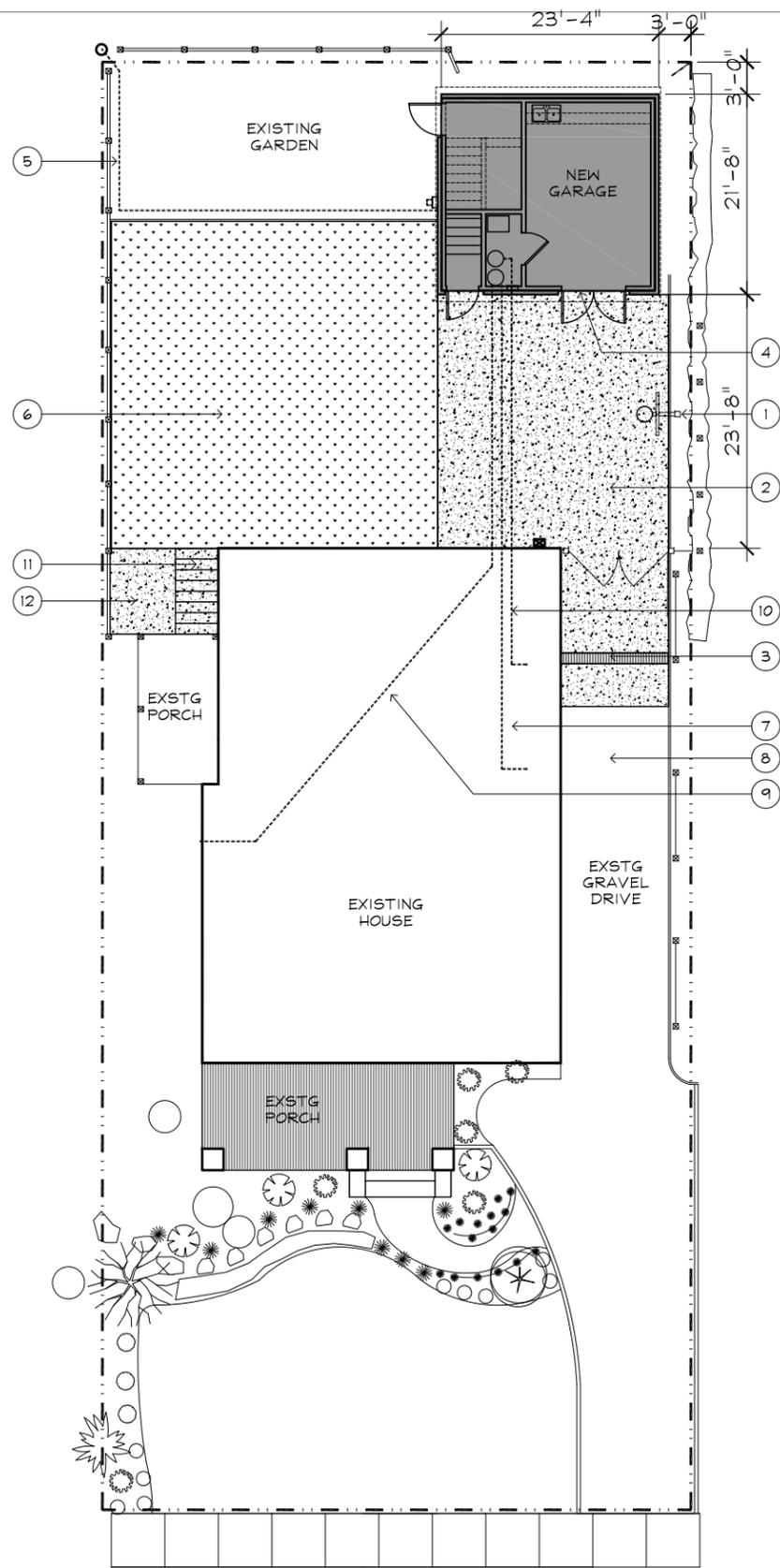
- ① EXISTING GARAGE STRUCTURE AND SLAB TO BE DEMOLISHED.
- ② EXISTING CONCRETE SLAB TO BE REMOVED AND AREA TO BE REGRADED.
- ③ EXISTING TREATED WOOD DECK TO BE DEMOLISHED.
- ④ EXISTING LANDSCAPING TO BE REMOVED AND AREA REGRADED.
- ⑤ REGRADE EXISTING AREA AND PREPARE FOR INSTALLATION OF TRENCH DRAIN.
- ⑥ EXISTING SOD TO BE REMOVED AND AREA REGRADED FLAT FOR NEW SYNTHETIC TURF BY OWNER.
- ⑦ EXISTING TREE STUMPS TO REAR OF EXISTING GARAGE TO BE REMOVED.
- ⑧ -
- ⑨ -
- ⑩ -
- ⑪ -
- ⑫ -
- ⑬ -

DUZAN GARAGE
2128 PARK ROAD - CHARLOTTE, NC 28203

Project #: 00-00
Date: 03.09.13
Scale: 1/8" = 1'-0"

Drawings are property of Redline. Do not scale drawings. Report any discrepancies with field conditions or incorrect

Issue Type Pricing Docs
Site Demo



SITE KEY NOTES:

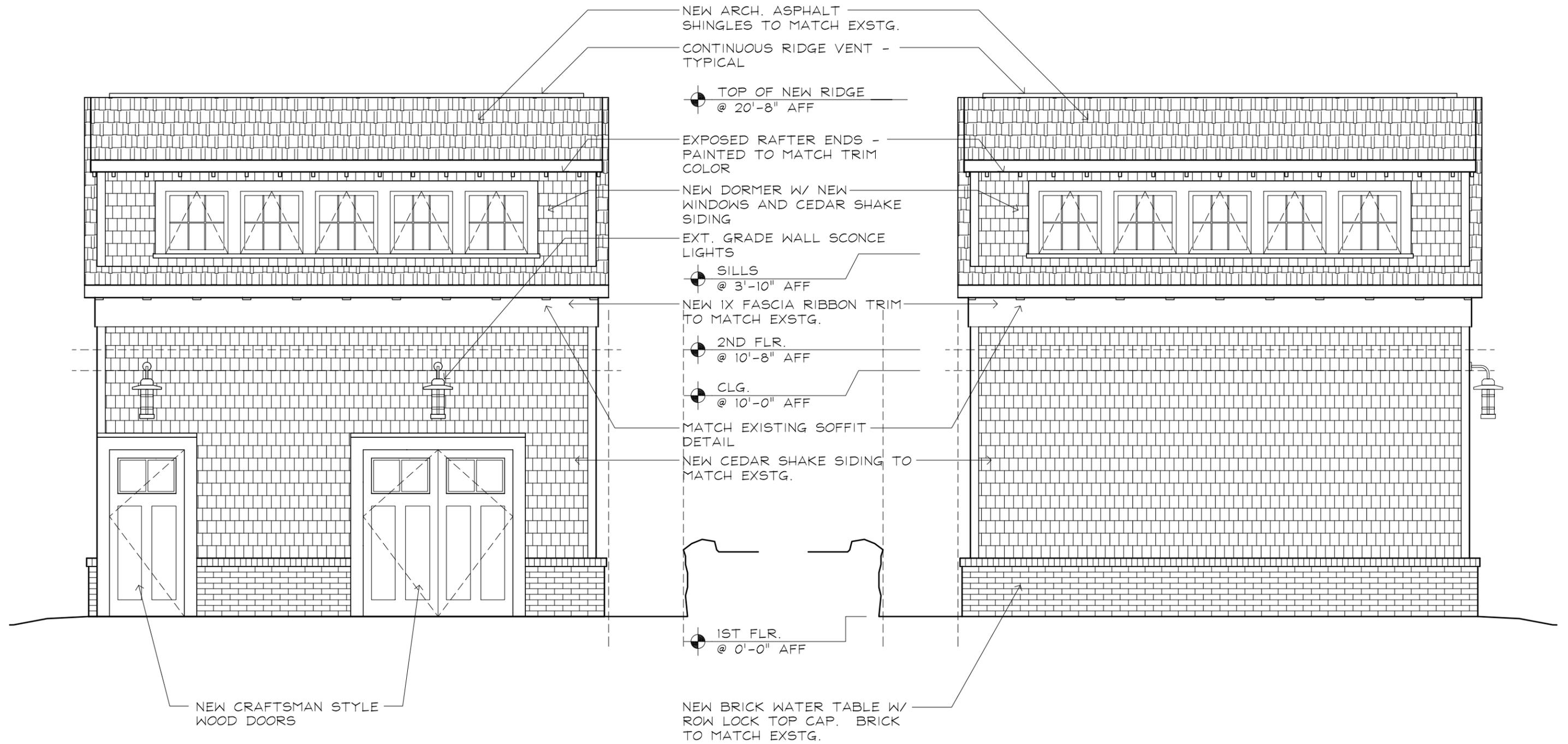
- ① EXISTING BASKETBALL GOAL TO REMAIN.
- ② NEW REINFORCED CONCRETE SLAB. SLAB TO BE NEAR LEVEL WITH SLOPE TOWARD TURF. FINISH TO BE FINE BROOM FINISH.
- ③ NEW CONTINUOUS TRENCH DRAIN TO CATCH WATER FROM DRIVE. TAKE PIPE TO GRAVEL PIT UNDER NEW TURF. SLOPE TO DRAIN.
- ④ KEEP FINISH FLOOR OF GARAGE MIN. 2" ABOVE ADJACENT CONCRETE FOR DRAINAGE.
- ⑤ NEW UNDERGROUND POWER LINE FROM POWER POLE TO NEW METER.
- ⑥ NEW SYNTHETIC TURF BY OWNER.
- ⑦ NEW UNDERGROUND WATER LINE FROM EXISTING HOUSE TO NEW GARAGE.
- ⑧ RE-GRADE EXISTING GRAVEL DRIVE DOWN AND RESET GRAVEL.
- ⑨ NEW UNDERGROUND COAX CABLE IN CONDUIT FROM EXISTING CABLE BOX TO MECH. ROOM.
- ⑩ NEW UNDERGROUND SANITARY SEWER LINE FROM NEW LIFT STATION TO EXISTING SANITARY LINE IN EXSTG HOUSE CRAWLSPACE.
- ⑪ NEW TREATED WOOD STAIRS BY OWNER.
- ⑫ NEW REINFORCED CONCRETE SLAB.
- ⑬ -

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Issue Type Pricing Docs
Site Work

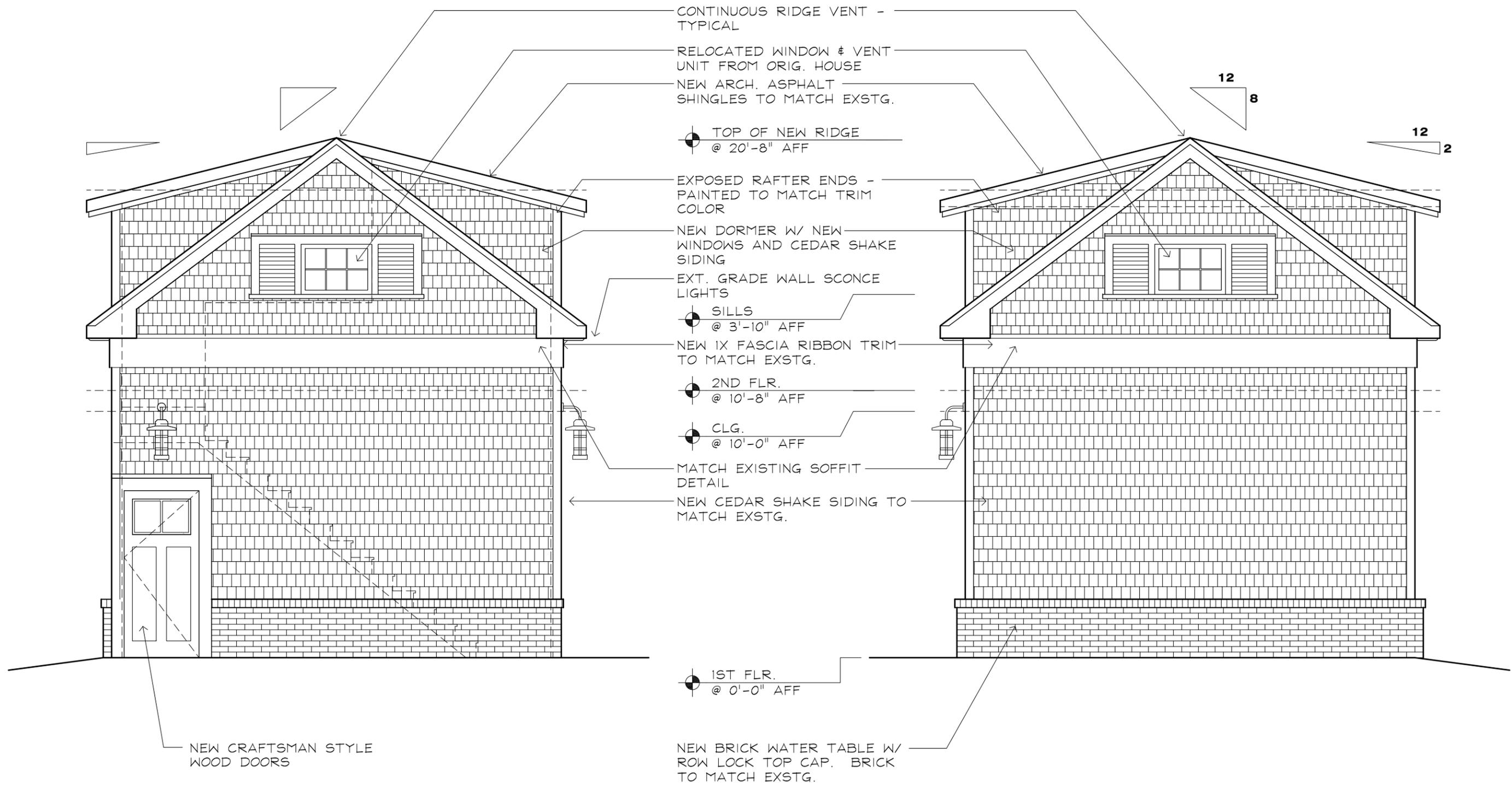


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Ext Elevs

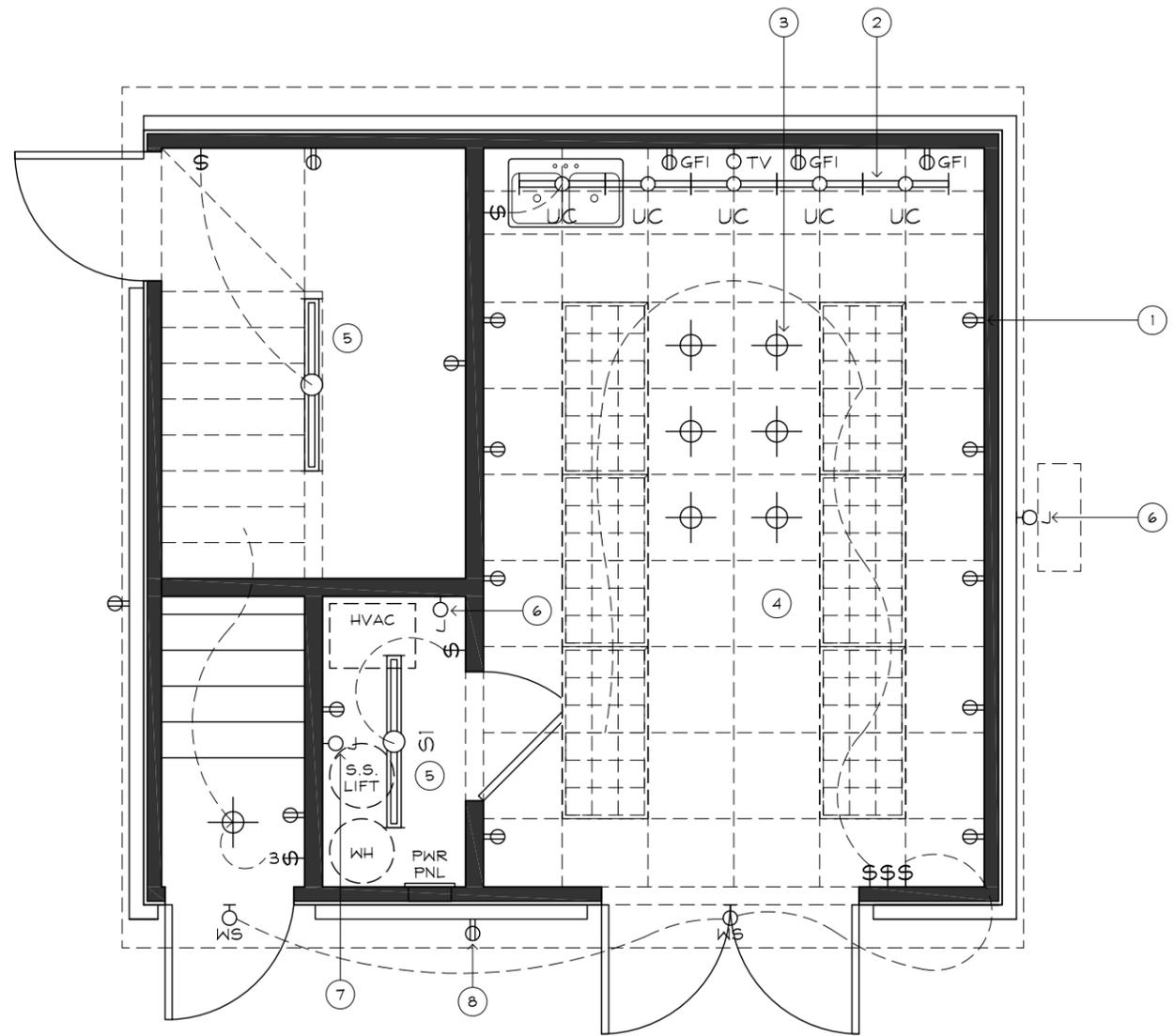


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Ext Elevs



ELEC NOTES:

- ① INSTALL ALL OUTLETS IN WOOD SHOP @ 18" AFF ALONG WALL & @ 44" @ WORK COUNTER.
- ② SLIMLINE UNDERCABINET STRIP FLUORESCENT LIGHT FIXTURES (BY OWNER). G.C. TO PROVIDE POWER & SWITCH ON WALL.
- ③ RECESSED FLUOR. CAN LIGHTS BY OWNER. G.C. TO PROVIDE SWITCH AND POWER TO J-BOXES FOR FUTURE CONNECTION.
- ④ SUSPENDED ACOUSTICAL CEILING SUPPLIED & INSTALLED BY OWNER. LIGHT FIXTURES SUPPLIED & INSTALLED BY OWNER.
- ⑤ EXPOSED WOOD STRUCTURE CEILING IN CLOSET. MOUNT STRIP FLUOR. FIXT. TO JOISTS ABOVE.
- ⑥ PROVIDE POWER TO HVAC UNIT & EXTERIOR COMPRESSOR.
- ⑦ PROVIDE POWER TO SEWAGE LIFT STATION.
- ⑧ -
- ⑨ -
- ⑩ -

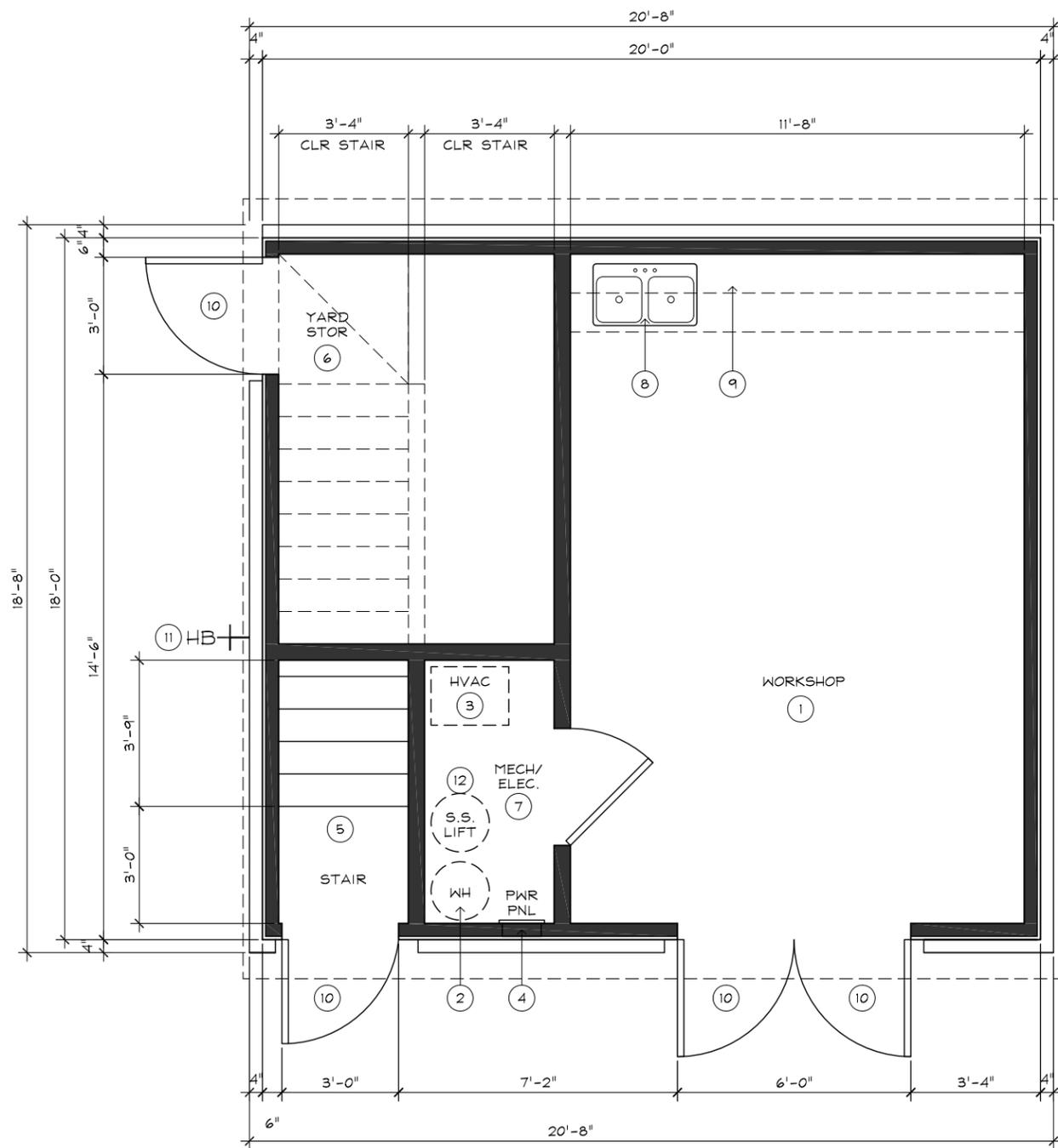
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1st Flr Elec Plan



ALTERNATES:

- 1 PROVIDE PRICE TO HANG & FINISH DRYWALL IN ALL OF 1ST FLOOR SPACES, INCLUDING 8" TALL 1X WOOD BASE. NO PAINTING.
- 2 PROVIDE PRICE TO HANG & FINISH DRYWALL IN ALL OF 2ND FLOOR SPACES, INCLUDING 8" TALL 1X WOOD BASE. NO PAINTING.
- 3 STAIRS: PROVIDE SOLID OAK TREADS W/ STAIN FINISH TO MATCH EXSTG. PROVIDE PAINTED 1X RISERS.
- 4 USE CEDAR SHAKE PANELS IN LIEU OF INDIVIDUAL SHAKES FOR COST SAVINGS.
- 5 PRICE ALL EXTERIOR DOORS AS 8' TALL DOORS IN LIEU OF 6'-8".

1ST FLOOR KEY NOTES:

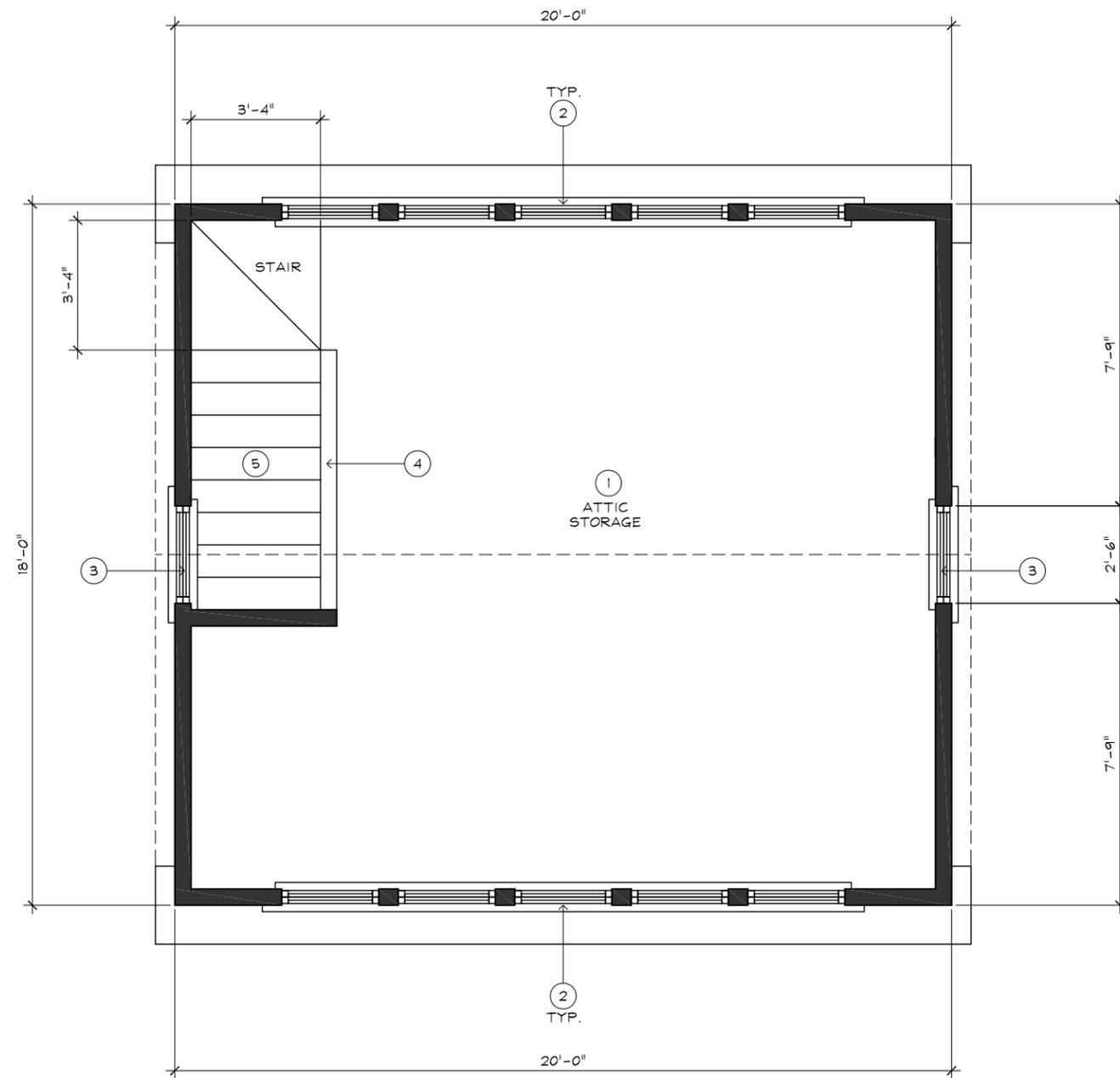
- 1 UNFINISHED WORKSHOP. EXPOSED CONC. FLOOR, STUD WALLS W/ FOIL FACED BATT INSULATION.
- 2 GAS WATER HEATER: PROVIDE GAS LINE AND DECORATIVE SIDEWALL VENT.
- 3 HVAC UNIT: PROVIDE GAS LINE AND POWER CONNECTION. PROVIDE DECORATIVE SIDE-WALL VENT IN EXTERIOR.
- 4 POWER PANEL FLUSH-MTD IN WALL. SIZE PANEL FOR FUT. WOOD-WORKING SHOP W/ CAPACITY FOR FUTURE OUTLETS ON 2ND FLR.
- 5 UNFINISHED STAIRWELL. CONC. FLOOR, EXPOSED STUDS, 2X TEMPORARY TREADS, WOOD RAILING, RECESSED DOWNLIGHTS.
- 6 UNFINISHED YARD STORAGE CLOSET. CONC. FLOOR, EXPOSED STUDS. NO INSULATION.
- 7 UNFINISHED MECH. & ELEC. ROOM. CONC. FLOOR, EXPOSED STUDS, NO INSULATION.
- 8 DROP-IN SINK & FAUCET BY OWNER (EXSTG). G.C. TO CONNECT WATER/SEWER.
- 9 MILLWORK/CABINETS BY OWNER. G.C. TO INSTALL & PLUMB SINK.
- 10 6'-8" TALL FIBERGLASS ARCH. CRAFTSMAN EXT. DOORS EQUAL TO JELD-WEN #817. PAINT DK. GREEN TO MATCH EXSTG. NON BRICK MLD. FRAME. PROVIDE WEATHER STRIPPING, LOCKABLE HARDWARE W/ DEADBOLT (OIL RUBBED BRONZE)
- 11 PROVIDE FREEZE-PROOF WATER HOSE BIBB AT 12" AFF IN BRICK.
- 12 SEWAGE LIFT STATION. LOCATION TBD. PROVIDE POWER AND PIPE THRU YARD TO HOUSE SEWER LINE CONNECTION.
- 13 -

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1st Flr Plan



2ND FLOOR KEY NOTES:

- ① UNFINISHED WORKSHOP. EXPOSED CONC. FLOOR, STUD WALLS W/ FOIL FACED BATT INSULATION.
- ② THERMALLY INSULATED WOOD AWNING WINDOWS W/ SURFACE APPLIED MULLIONS TO MATCH EXSTG.
- ③ WINDOW/VENT UNIT TO BE REUSED FROM ORIG. HOUSE RENOVATION. VENTS TO BE BLOCKED OFF. VERIFY SIZE. STRIP & REPAINT AS NEC.
- ④ 42" TALL KNEE WALL.
- ⑤ UNFINISHED STAIRWELL. CONC. FLOOR, EXPOSED STUDS, 2X TEMPORARY TREADS, WOOD RAILING, RECESSED DOWNLIGHTS.
- ⑥ X
X
X
- ⑦ X
X
X
- ⑧ X
X
X
- ⑨ X
X
X

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2nd Flr Plan

Charlotte Historic District Commission - Case 2012-056



April 10. 2-13